

016.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

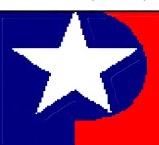
Total Card / Total Parcel

1,041,200 / 1,041,200

APPRAISED: 1,041,200 / 1,041,200

USE VALUE: 1,041,200 / 1,041,200

ASSESSED: 1,041,200 / 1,041,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	WEN SHUGUANG	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 126 LAKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	HARRIS STEVEN G & ALISON -
Owner 2:	-

Street 1: 126 LAKE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3396 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,201						421,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5500.000		615,700		4,300		421,200		1,041,200							
Total Card							0.126		615,700		4,300		421,200		1,041,200		Entered Lot Size					
Total Parcel							0.126		615,700		4,300		421,200		1,041,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

Parcel ID 016.0-0001-0004.0

!1376!

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.																
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date	Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
2020	104	FV		615,800	4300	5,500.	421,200	1,041,300	1,041,300	Year End Roll		12/18/2019	HARRIS STEVEN G	1493-29			7/12/2016		880,000		No	No		Filed both ways Bk 67604 PG 648.				
2019	104	FV		455,000	4300	5,500.	447,500	906,800	906,800	Year End Roll		1/3/2019	HALEY JOHN D	1188-27			5/29/1998		340,000		No	No	Y					
2018	104	FV		455,000	4300	5,500.	326,400	785,700	785,700	Year End Roll		12/20/2017																
2017	104	FV		427,400	4300	5,500.	284,300	716,000	716,000	Year End Roll		1/3/2017																
2016	104	FV		369,500	4300	5,500.	242,200	616,000	616,000	Year End		1/4/2016																
2015	104	FV		329,400	4300	5,500.	236,900	570,600	570,600	Year End Roll		12/11/2014																
2014	104	FV		329,400	4300	5,500.	194,800	528,500	528,500	Year End Roll		12/16/2013																
2013	104	FV		342,700	4300	5,500.	185,300	532,300	532,300			12/13/2012																

PRINT

Date

Time

12/10/20

16:59:46

LAST REV

Date

Time

05/17/18

08:52:00

ekelly

1376

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																														
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 2	Rating: Good	A Bath:	Rating:	SFL OIL HEAT.								8	6	16	2																																																																																																									
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:									OSP	OSP	(96)																																																																																																										
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									16																																																																																																												
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:													2																																																																																																										
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1												32																																																																																																								
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	TQS	SFL	FFL	BMT																																																																																																				
Color: GREY				Fpl:	Rating: Good	Other													(1144)																																																																																																							
View / Desir:				WSFlue:	Rating:	Upper																																																																																																																				
GENERAL INFORMATION				CONDO INFORMATION			Lvl 2													8																																																																																																						
Grade: C - Average				Location:													Lvl 1													12																																																																																												
Year Blt: 1930	Eff Yr Blt:				Total Units:													Lower													SFL	FFL	BMT	(96)																																																																																								
Alt LUC:	Alt %:				Floor:																																																																																																																					
Jurisdct:	Fact: .				% Own:																																																																																																																					
Const Mod:				Name:																																																																																																																						
Lump Sum Adj:				DEPRECIATION																																																																																																																						
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																															
Avg Ht/FL: STD				Functional:				Interior:	1	7	2																																																																																																															
Prim Int Wall: 2 - Plaster				Economic:				Additions:	1	6	2																																																																																																															
Sec Int Wall: 4 - Solid Wood	20%				Special:				Kitchen:																																																																																																																	
Partition: T - Typical				Override:				Baths:																																																																																																																		
Prim Floors: 3 - Hardwood				Total: 18.6 %			Plumbing:																																																																																																																			
Sec Floors:							Electric:																																																																																																																			
Bsmnt Flr: 12 - Concrete							Heating:																																																																																																																			
Subfloor:							General:																																																																																																																			
Bsmnt Gar:							CALC SUMMARY																																																																																																																			
Electric: 3 - Typical							Basic \$ / SQ: 170.00	Rate	Parcel ID	Typ	Date	COMPARABLE SALES																																																																																																														
Insulation: 2 - Typical							Size Adj.: 0.95918727																																																																																																																			
Int vs Ext: S							Const Adj.: 0.98392200																																																																																																																			
Heat Fuel: 2 - Gas							Adj \$ / SQ: 160.440																																																																																																																			
Heat Type: 5 - Steam							Other Features: 144500																																																																																																																			
# Heat Sys: 2							Grade Factor: 1.00																																																																																																																			
% Heated: 100							NBHD Inf: 1.00000000																																																																																																																			
Solar HW: NO							NBHD Mod:																																																																																																																			
% Com Wall							WtAv\$/SQ: 1.00																																																																																																																			
MOBILE HOME				Make:			Adj Total: 756331																																																																																																																			
				Model:			Depreciation: 140678																																																																																																																			
				Serial #:			Depreciated Total: 615653																																																																																																																			
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																									
3	Garage	D	Y	1	18X17	A	AV	1930	23.17	T	40	104			4,300		4,300																																																																																																									
2	Frame Shed	D	Y	1	4X8	A	AV	1999	0.00	T	16	104																																																																																																														
More: N	Total Yard Items:	4,300		Total Special Features:			Total:	4,300																																																																																																																		
SKETCH																																																																																																																										
<p>The sketch illustrates a residential grid layout. The main building footprint is 44 units wide by 16 units deep. To the left is a 32-unit section, and to the right is an 8-unit section. The sketch includes room counts for each unit: 13 rooms for the main building, 4 rooms for the 32-unit section, and 2 rooms for the 8-unit section. Room types include Living, Dining, Kitchen, and Bath. A legend indicates room sizes: SFL (Second Floor), FFL (First Floor), BMT (Basement), TQS (3/4 Story), OSP (Screen Porch), and OFP (Open Porch). A total area of 1144 square feet is shown.</p>																																																																																																																										
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<p>A photograph of a two-story house with a dark blue exterior and white trim. The house has a prominent front porch and a chimney. It is situated on a residential street with other houses visible in the background. Power lines are visible across the sky.</p>																																																																																																																										
AssessPro Patriot Properties, Inc																																																																																																																										